

Prepared By and After Recording Return to:	Send Tax Statements to Grantee (Name and Address):
County Parcel Identification Number:	

WARRANTY DEED

THIS INDENTURE made the _____ day of _____ in the year of our Lord
Two Thousand and _____ (20_____))

BETWEEN

* _____, hereinafter called the Grantor, whether one or more, and
party of the first part,

* _____, hereinafter called the Grantee, whether one or more and
party of the second part,

WITNESSETH That the said Grantor for and in consideration of the sum of
_____ unto Grantor well and truly paid by the said Grantee at or
before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have
granted, bargained, and sold, released and confirmed, and by these presents does grant, bargain
and sell, release and confirm unto the said Grantee, the property more particularly described as

FOR DESCRIPTION (SEE EXHIBIT "A")

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys,
driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and
appurtenances, whatsoever, unto the hereby granted premises belonging, or in any wise
appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the
estate, right, title, interest, property, claim and demand whatsoever of the said Grantor as
well at law as in equity, of, in, and to the same.

****TO HAVE AND TO HOLD** to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that, unless the estate hereby created is severed or terminated during the joint lives of the grantees herein, in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the said hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, heirs and assigns, to and for the only proper use and behoof of the said Grantee, heirs and assigns forever.

AND, the said Grantor for heirs and assigns, does by these presents, covenant, promise, and agree, to and with the said Grantee, heirs and assigns that the said Grantor, heirs and assigns, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantee, heirs and assigns, against the said Grantor heirs and assigns, and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, shall and will subject as aforesaid, **WARRANT AND FOREVER DEFEND.**

IN WITNESS WHEREOF, the said Grantor(s) have caused these presents to be duly executed dated the day and year first above written.

A. Individual(s) as Grantor(s)

Grantor

Type or Print Name

Grantor

Type or Print Name

Commonwealth of Pennsylvania
County of _____

On this, the _____ day of _____, _____, before me _____, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name(s) _____ subscribed to the within

instrument, and acknowledged that _____ (he/she/they) executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

Printed Name: _____

My Commission Expires: _____

Commonwealth of Pennsylvania
County of _____

On this, the _____ day of _____, _____, before me _____, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person(s) whose name(s) _____ subscribed to the within instrument, and acknowledged that _____ (he/she/they) executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

Printed Name: _____

My Commission Expires: _____

B. Limited Partnership as the Grantor

Commonwealth of Pennsylvania
County of _____

On this _____ day of _____, _____, before me a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My commission expires: _____

Type or Print Name

C. Limited Liability Company (LLC) as Grantor

On this _____ day of _____, 20_____, before me a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared _____, who acknowledged himself/herself to be the _____ of _____, a limited liability company, and that he/she as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/herself as _____.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My commission expires: _____

Type or Print Name

Grantor(s) Name, Address, phone:

Grantee(s) Name, Address, phone:

**SEND TAX STATEMENTS TO
GRANTEE**

* Insert as Grantor or Grantee, as appropriate:

_____, an individual, or

_____ and _____, individuals, or

_____ and _____, Husband and Wife, or

_____ a Limited Liability Corporation organized and
existing under the laws of the State of _____, or

_____ a Limited Partnership organized and existing under
the laws of the State of _____,

**Delete if the Grantees are NOT individuals taking as Joint Tenants.